



3 Buchanan Crescent, Livingston

Offers Over £270,000



3 Buchanan Crescent

Livingston

Welcome to Buchanan Crescent, a beautifully presented three bedroom detached home with a garage, perfectly positioned in one of Livingston's most desirable and family friendly locations. Move in ready, clean, and well maintained throughout, this home offers excellent transport links, popular school catchments and close proximity to Eliburn Park and Livingston North Train Station, making it an ideal choice for families, commuters and first time buyers alike.

As you enter, you are welcomed into a bright and inviting hallway that sets the tone for the rest of the property. To the right hand side is the spacious lounge and dining area, featuring Karendeal Flooring and a charming bay window that floods the room with natural light. This generous space comfortably accommodates two large sofas and a media wall, creating the perfect setting for relaxing or entertaining. Flowing seamlessly from the lounge is the dining area, which can host a dining table for four to six people. Patio doors open directly onto the rear garden, allowing an effortless indoor outdoor flow and making this a brilliant space for family meals or hosting guests.



To the left hand side of the dining area is the kitchen, offering ample space for all appliances including a fridge freezer, dishwasher and washing machine. Finished with marble effect style worktops and warm wooden style cabinetry, the kitchen provides excellent storage and worktop space. A pantry cupboard sits neatly under the stairs, offering valuable additional storage. At the rear of the home, you'll find a practical utility room ideal for a tumble dryer and other white goods with the boiler housed here for convenience. Off the utility is the upgraded downstairs WC, tastefully finished with half height tiling, chrome accents, a chrome heated towel rail and a window for ventilation.

Upstairs, the bright landing introduces three well-proportioned bedrooms, each able to accommodate a double or even king size beds. All bedrooms benefit from fitted storage, adding practicality and ease for family living. The principal bedroom is located to the rear of the property, offering a peaceful and private retreat. It comfortably fits a king size bed with bedside cabinets and includes a large fitted wardrobe. The upgraded ensuite features a three piece suite with a standing shower, Porcelonoca tiling and a clean modern finish. Bedroom two, at the front of the home, can comfortably host a double bed and features a fitted wardrobe along with a charming bay-style nook ideal for a desk, dresser or additional storage. Bedroom three is another well sized double with a fitted cupboard positioned over the stairs, making excellent use of space. The main family bathroom is a standard three-piece suite with a bathtub and overhead shower, wet wall tiling around the bath and sink area and a chrome heated towel rail.



Externally, the rear garden is fully enclosed, private and ideal for families. With direct access from the dining area via the patio doors, this is a great space for hosting summer barbecues. To the front, the home benefits from a single car driveway, a single garage for parking or storage and plenty of visitor parking available.

Location wise, Buchanan Crescent sits within a highly sought after part of Elburn. Elburn Park is just minutes away perfect for dog walkers or families looking for open green space and play areas. Livingston North Train Station is within walking distance, offering quick and reliable links to Edinburgh and Glasgow. The home is in the catchment area for Peel Primary School as well as Deans Community High School and St Margaret's Academy. The Livingston Designer Outlet, supermarkets including Morrison's and Aldi and a wide range of shops, cafés and leisure facilities are all just a short drive away. The M8 motorway is easily accessible, making commuting by car equally convenient.



This is a truly fantastic family home in a highly desirable and well connected location clean, move in ready and offering everything needed for comfortable modern living.

Council Tax band: E

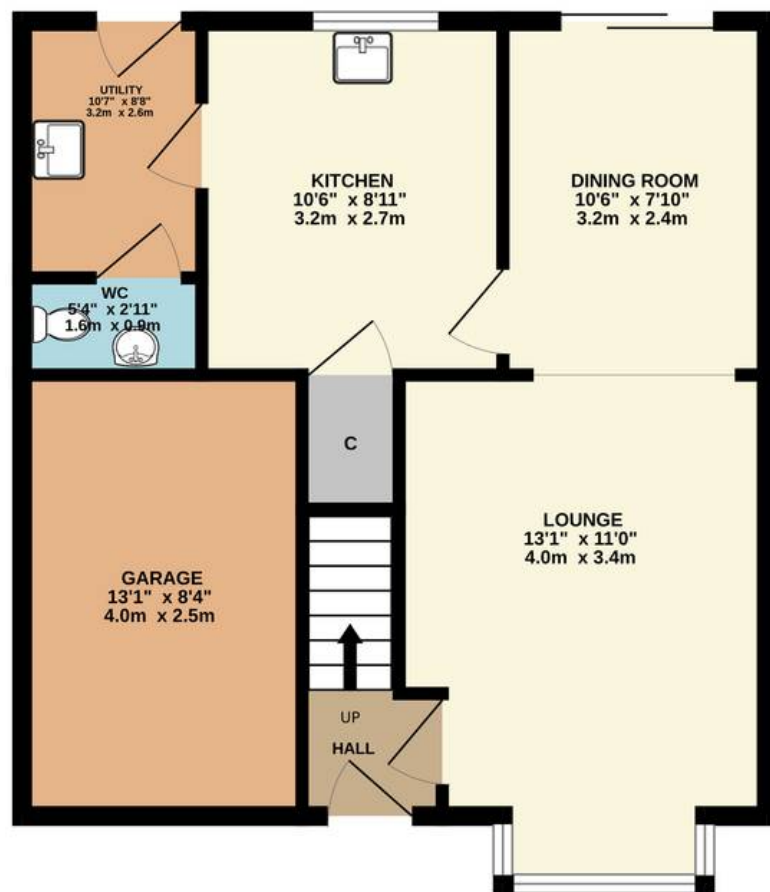
Tenure: Freehold

EPC Energy Efficiency Rating: C

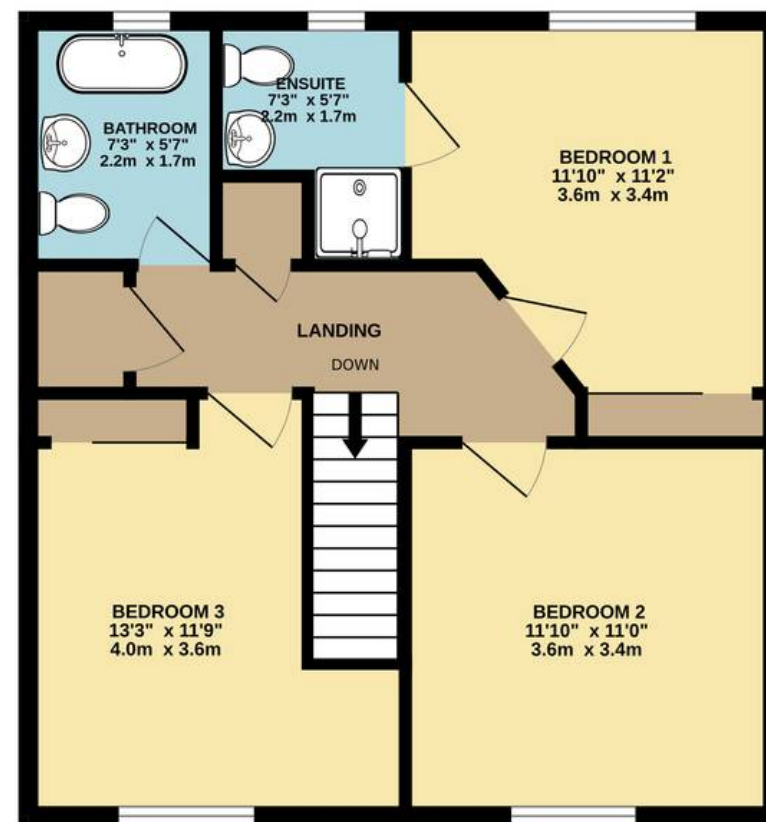
EPC Environmental Impact Rating: C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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